

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MANAGEMENT CERTIFICATE OF

THE LAKE AT SAN JOAQUIN HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Pursuant to Tex. Prop. Code chs. 202 and 209, including 209.004(a-1), the undersigned member of LPI Property Management, LLC, a Texas limited liability company, property manager and agent for The Lake at San Joaquin Homeowners Association, the property owners' association for The Lake at San Joaquin, a residential subdivision in Friendswood, Galveston County, Texas, (the "Subdivision") submits this Management Certificate of The Lake at San Joaquin Homeowners Association.

1. The name of the Subdivision is The Lake at San Joaquin.
2. The name of the association for the Subdivision is The Lake at San Joaquin Homeowners Association ("Association").
3. The subdivision consists of The Lake at San Joaquin, Section One, and The Lake at San Joaquin, Section Two. The plat for The Lake at San Joaquin, Section One, is recorded in the Real Property Records of Galveston County, Texas, at Galveston County Clerk's Instrument No. 2002016064, Volume 18, Page 1302, in the Office of the County Clerk of Galveston County, Texas. The plat for The Lake at San Joaquin, Section Two, is recorded in the Real Property Records of Galveston County, Texas, at Galveston County Clerk's Instrument No. 2009046116, Volume 2009A, Pages 66 and 67, in the Office of the County Clerk of Galveston County, Texas.
4. The Declaration applicable to the Subdivision is that certain Declaration of Covenants, Conditions and Restrictions for The Lake at San Joaquin, Section One, which has been recorded at Galveston County Clerk's Instrument No. 2002016065, Film Code No. 016-71-1566, ("Declaration") and has been amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for The Lake at San Joaquin, Section One, which has been recorded at Galveston County Clerk's Instrument No. 2002036949, Film Code No. 017-10-0954, ("Amendment to the Declaration") all in the Official Public Records of Galveston County, Texas. The Declaration

and the Amendment to the Declaration have been made applicable to The Lake at San Joaquin, Section Two, by that certain Annexation and Notice of Application for The Lake at San Joaquin, Section Two, recorded at Galveston County Clerk's Instrument No. 2007062598 in the Office of the County Clerk of Galveston County, Texas.

5. The contact information of the Association, and that of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook; jcook@lpidev.net; (281) 947-8675, lppropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00.

6. True and correct copies of the current Certificate of Incorporation and Articles of Incorporation of the Association have been recorded in the Real Property Records of Galveston County, Texas, under Galveston County Clerk's Instrument No. 2002063623, Film Code No. 017-60-0359. A true and correct copy of the By-laws of the Association have been recorded in the Real Property Records of Galveston County, Texas under Galveston County Clerk's Instrument No. 2002063624, in the Official Public Records of Galveston County, Texas, Film Code No. 017-60-0365. A true and correct copy of the First Amendment to the By-Laws of The Lake at San Joaquin Homeowners Association is attached to that certain Management Certificate recorded under Galveston County Clerk's Instrument No. 2014024430.

7. An Assignment and Assumption of Declarant Status and Rights under Declaration for The Lake at San Joaquin, Section One, has been recorded under Galveston County Clerk's Instrument No. 2009044978 in the Official Public Records of Galveston County, Texas. An Assignment and Assumption of Declarant Status and Rights under Declaration for The Lake at San Joaquin, Section One, effective as of April 26, 2016, has been recorded under Galveston County Clerk's Instrument No. 2016029087 in the Official Public Records of Galveston County, Texas.

8. The Late Fee Policy attached to that certain Management Certificate recorded under Galveston County Clerk's Instrument No. 2009054265 in the Official Public Records of Galveston County, Texas is hereby revoked.

9. True and correct copies of the current Document Retention Policy and Document Production and Copying Policy are attached to that certain Management Certificate recorded under Galveston County Clerk's Instrument No. 2014005471 in the Official Public Records of Galveston County, Texas. True and correct copies of the current Collection Referral Policy and Alternative Payment Schedule Policy are attached to that certain Management Certificate recorded under Galveston County Clerk's Instrument No. 2016029092. A true and correct copy of the current Delinquency Collection Policy and Alternative Payment Schedule are attached to that certain Management Certificate recorded under Galveston County Clerk's Instrument No. 2020021670. All prior versions of the policies attached hereto are hereby revoked.

10. A true and correct copy of the current Architectural Guidelines is attached to that certain Management Certificate recorded under Galveston County Clerk's Instrument No. 2017069829. All prior version have been revoked.

11. That certain Common Area Deed executed March 9, 2007, has been recorded under Galveston County Clerk's Instrument No. 2007016121 in the Official Public Records of Galveston County, Texas. That certain Common Area Deed executed April 27, 2016, has been recorded under Galveston County Clerk's Instrument No. 2016029088 in the Official Public Records of Galveston County, Texas.

12. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, and Deed Restriction Violation Dispute Policy are attached hereto. All prior versions of any policies with the same name are hereby revoked.

Signed this 02 day of November, 2021.

THE LAKE AT SAN JOAQUIN HOMEOWNERS
ASSOCIATION, a Texas non profit corporation

By: Angela Vasquez
Name: Angela Vasquez
Title: Property Manager

STATE OF TEXAS §
COUNTY OF Galveston §

This instrument was acknowledged before me on the 2nd day of November, 2021 by Angela Vasquez of The Lake at San Joaquin Homeowners Association, a Texas non-profit corporation.



Earline Caresa Lynch
Notary Public in and for the State of Texas